

D#45 MENTAL ILLNESS DRUG DEPENDENCY (MIDD)

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

On October 9, 2007, the King County (“County”) Council passed Motion 12598, adopting the Mental Illness and Drug Dependency (MIDD) action plan whose goal, “was to prevent and reduce chronic homelessness and prevent and reduce unnecessary involvement in the criminal justice and emergency medical systems, and promote recovery for persons with disability mental illness or drug dependency by implementing a full continuum of treatment, housing and case management services.” Both the CDF and the CDIS are part of the County’s Crisis Diversion program outlined in the MIDD Action Plan. The purpose of the facilities is to divert individuals from the criminal justice system by providing access to necessary assessment, stabilization, services, and treatment.

The County would like to have the Crisis Diversion (CDF) and Crisis Diversion Interim Service (CDIS) facilities either co-located or located within close proximity of one another in order to facilitate transfer of patients from one facility to another. A Request for Proposal (RFP) was issued by King County in August of 2009. The RFP solicited proposals from third parties which may establish these facilities within the City based on locational criteria provided by the County. After reviewing the submittals under the RFP, the City determined that the proposed diversion facilities were not anticipated by the City’s zoning code. In order to respond to the siting of these facilities, the Planning Division staff examined various areas within the City to determine an appropriate location for the County’s Diversion Facilities. In doing so, staff concluded that the Medium and High Industrial (IM and IH) zones, located within the Employment Area Valley (EAV) land use designation south of I-405, would be the most appropriate location for permitting such facilities should they choose to situate in Renton. The facility would be subject to a Hearing Examiner Conditional Use Permit review.

Planning Commission Issue: Users of public parks and trails, located within the vicinity of the parcels that meet the locational criteria, may be impacted by the subject use.

Staff Response: Staff has added the following locational criteria in order to buffer public amenities from a CDF or CDIS facility.

CDF and CDIS facilities shall only be located within the Employment Area Valley (EAV) land use designation south of I-405, subject to Hearing Examiner Conditional Use Permit. See EAV Map in RMC [4-2-080B](#). No CDF or CDIS shall be allowed adjacent to, abutting, across a parking lot

from, or within the “line of sight” from a risk potential activity. For the purposes of granting a Conditional Use Permit for siting a CDF or CDIS, the Reviewing Official shall consider a permanent, unobstructed visual distance of six hundred feet (600') to be within “line of sight.” The Reviewing Official may reduce the distance to less than six hundred feet (600') through the Conditional Use Permit process, if the applicant can demonstrate that a visual barrier exists or can be created that would reduce the line of sight to less than six hundred feet (600'). Risk potential facilities currently include, but are not limited to:

- Community and recreation centers,
- Churches, synagogues, temples and mosques,
- Licensed day care,
- Licensed preschool facilities,
- Public libraries,
- Public parks,
- Public and private schools,
- School bus stops,
- Sports fields, or
- Publicly dedicated trails.

Planning Commission Issue: Is staff planning on attending the public hearing? Is there a better method to provide public notice for the docket item request?

Staff Response: Public notice was provided via the Renton Reporter and the City’s website which is consistent with the procedures for all docket item updates. To date, there have been no requests for parties of record and staff does not anticipate a large public presence at the public hearing.